

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

DISTRICT OF NEW JERSEY

Case number (if known) \_\_\_\_\_

Chapter you are filing under:

☐ Chapter 7

☒ Chapter 11

☐ Chapter 12

☐ Chapter 13

☐ Check if this an amended filing

Official Form 201

**Voluntary Petition for Non-Individuals Filing for Bankruptcy**

12/15

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name **Cincinnati 926 Hotel, LLC**

2. All other names debtor used in the last 8 years

**DBA Terrace Plaza Hotel**

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) **46-2423847**

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

**600 Vine St., Ste. 2800  
Cincinnati, OH 45202**

Number, Street, City, State & ZIP Code

P.O. Box, Number, Street, City, State & ZIP Code

**Hamilton**

County

Location of principal assets, if different from principal place of business

**15 W. 6th St. Cincinnati, OH 45202**

Number, Street, City, State & ZIP Code

5. Debtor's website (URL) \_\_\_\_\_

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership

☐ Other. Specify: \_\_\_\_\_

Debtor **Cincinnati 926 Hotel, LLC**  
Name

Case number (if known)

**7. Describe debtor's business**

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53AB))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. § 80a-3)

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.  
See <http://www.naics.com/search/>.

**8. Under which chapter of the Bankruptcy Code is the Debtor filing?**

Check one:

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. Check all that apply:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,490,925 (amount subject to adjustment on 4/01/16 and every three years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operation, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- ☐ No.
- ☒ Yes.

If more than 2 cases, attach a separate list.

District	<b>Southern District of Ohio</b>	When	<b>9/14/15</b>	Case number	<b>15-13524</b>
District		When		Case number	

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**

- ☐ No
- ☒ Yes.

List all cases. If more than 1, attach a separate list

Debtor	<b>See Attachment</b>	Relationship to you	
District		Case number, if known	

Debtor **Cincinnati 926 Hotel, LLC**  
Name

Case number (if known)

**11. Why is the case filed in this district?**

Check all that apply:

- ☐ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☒ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**☐ No☒ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention?** (Check all that apply.)☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard?

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☒ Other **Municipal ordinance violations need to be addressed****Where is the property?****15 W. 6th St.  
Cincinnati, OH, 45202-0000**

Number, Street, City, State &amp; ZIP Code

**Is the property insured?**☐ No☒ Yes. Insurance agency**Marsh & McLennan Agency LLC**

Contact name

**Rachel.Flischel@mma-mw.com**

Phone

**513-338-5767****Statistical and administrative information****13. Debtor's estimation of available funds**

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

**14. Estimated number of creditors**☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☒ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☒ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor **Cincinnati 926 Hotel, LLC**  
Name

Case number (if known)

**Request for Relief, Declaration, and Signature****WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **March 10, 2016**  
MM / DD / YYYY**X /s/ Alan G. Friedberg**

Signature of authorized representative of debtor

**Alan G. Friedberg**

Printed name

Title **Member****18. Signature of attorney****X /s/ David L. Stevens**

Signature of attorney for debtor

Date **March 10, 2016**

MM / DD / YYYY

**David L. Stevens**

Printed name

**Scura, Wigfield, Heyer & Stevens, LLP**

Firm name

**1599 Hamburg Turnpike****Wayne, NJ 07470**

Number, Street, City, State &amp; ZIP Code

Contact phone **973-696-8391**Email address **dstevens@scura.com****034422007 NJ**

Bar number and State

Debtor **Cincinnati 926 Hotel, LLC** Case number (if known) \_\_\_\_\_  
Name

**Fill in this information to identify your case:**

Debtor 1 **Alan G. Friedberg**  
First Name Middle Name Last Name

Debtor 2  
(Spouse if, filing) First Name Middle Name Last Name

United States Bankruptcy Court for the: **DISTRICT OF NEW JERSEY**

Case number  
(if known) \_\_\_\_\_

☐ Check if this is an amended filing

**FORM 101. VOLUNTARY PETITION**  
**Pending Bankruptcy Cases Attachment**

Debtor	<b>Alan G. Friedberg</b>	Relationship to you	<b>Affiliate</b>
District	<b>District of New Jersey</b>	When <b>4/01/15</b>	Case number, if known <b>15-15934</b>
Debtor	<b>Cincinnati Terrace Plaza Retail, LLC</b>	Relationship to you	<b>Affiliate</b>
District	<b>District of New Jersey</b>	When <b>2/25/16</b>	Case number, if known <b>16-13384</b>

**Fill in this information to identify the case:**

Debtor name **Cincinnati 926 Hotel, LLC**  
 United States Bankruptcy Court for the: **DISTRICT OF NEW JERSEY**  
 Case number (if known): \_\_\_\_\_

☐ Check if this is an  
 amended filing

**Official Form 204**

**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
A1 Sprinkler 2383 Northpointe Dr. Anna, OH 45302						\$6,515.00
Ameet Patil						\$18,000.00
American Scaffolding, Inc. PO Box 58145 Cincinnati, OH 45258						\$19,548.07
Brian Friedberg						\$55,125.00
Chemtreat, Inc.						\$1,403.82
Cincinnati Temp. Labor, Inc. 1109 Vine St. Cincinnati, OH 45202		15 W. 6th St., Cincinnati, OH 45202		\$17,000.00	\$2,400,000.00	\$17,000.00
CoolCo 5 Horizon Rd. Fort Lee, NJ 07024						\$1,011,146.51
David Teska						\$1,470.00
Duke Energy 526 S. Church St. Charlotte, NC 28202						\$19,377.88
Greater Cincinnati Waterworks 4747 Spring Grove Ave. Cincinnati, OH 45232						\$5,473.25

Debtor **Cincinnati 926 Hotel, LLC**  
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Hopson & Associates, PC 452 Rockford Pass S Marietta, GA 30064						\$42,110.50
Jeff Miller 15 W. 6th St. Cincinnati, OH 45202		15 W. 6th St., Cincinnati, OH 45202		\$24,000.00	\$2,400,000.00	\$24,000.00
Madison Realty Investments, Inc. J&C Bldg. - 3rd Fl. Tortola, BVI VG1110		15 W. 6th St., Cincinnati, OH 45202		\$5,375,915.00	\$2,400,000.00	\$3,420,253.00
Ohio Bureau of Worker's Compensation PO Box 89492 Cleveland, OH 44101		15 W. 6th St., Cincinnati, OH 45202		\$4,928.63	\$2,400,000.00	\$4,928.63
Otis Elevator One Farm Springs Farmington, CT 06032						\$9,363.00
Riverside Interiors Construction Corp. 88 Rock Hill Dr. Rock Hill, NY 12775		15 W. 6th St., Cincinnati, OH 45202		\$483,238.00	\$2,400,000.00	\$483,238.00
Road to Safety 701 US 50 - Ste. D Milford, OH 45150						\$2,400.00
Rumpke Debris Containers 10795 Hughes Road Attn: Bankruptcy Cincinnati, OH 45251						\$14,557.00
Schaefer 10411 Medallion Drive - Ste. 121 Cincinnati, OH 45241						\$1,372.00
Ulmer Berne, LLP 600 Vine St. Ste. 2800 Cincinnati, OH 45202						\$128,382.60

**Fill in this information to identify the case:**

Debtor name **Cincinnati 926 Hotel, LLC**

United States Bankruptcy Court for the: **DISTRICT OF NEW JERSEY**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

**Official Form 206D**

**Schedule D: Creditors Who Have Claims Secured by Property**

12/15

Be as complete and accurate as possible.

**1. Do any creditors have claims secured by debtor's property?**

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

**Part 1: List Creditors Who Have Secured Claims**

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim  Do not deduct the value of collateral.	Column B Value of collateral that supports this claim	
2.1	<b>Cincinnati Temp. Labor, Inc.</b> <small>Creditor's Name</small>  <b>1109 Vine St.</b> <b>Cincinnati, OH 45202</b> <small>Creditor's mailing address</small>  <small>Creditor's email address, if known</small>  <b>Date debt was incurred</b>  <b>Last 4 digits of account number</b>  <b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. <b>1. Hamilton County Ohio Treasurer's Office</b> <b>2. Madison Realty Investments, Inc.</b> <b>3. Ohio Bureau of Worker's Compensation</b> <b>4. Cincinnati Temp. Labor, Inc.</b> <b>5. Riverside Interiors Construction Corp.</b> <b>6. Jeff Miller</b>	Describe debtor's property that is subject to a lien <b>15 W. 6th St., Cincinnati, OH 45202</b>  Describe the lien  Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)  As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<b>\$17,000.00</b>	<b>\$2,400,000.00</b>

2.2	<b>Hamilton County Ohio Treasurer's Office</b> <small>Creditor's Name</small> <b>County Administration Building</b> <b>138 E. Court St. - Room 402</b> <b>Cincinnati, OH 45202</b> <small>Creditor's mailing address</small>	Describe debtor's property that is subject to a lien <b>15 W. 6th St., Cincinnati, OH 45202</b>  Describe the lien	<b>\$444,338.00</b>	<b>\$2,400,000.00</b>
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Debtor **Cincinnati 926 Hotel, LLC**  
Name

Case number (if know)

**Is the creditor an insider or related party?**

- ☒ No  
☐ Yes

**Is anyone else liable on this claim?**

- ☐ No  
☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

Check all that apply

- ☐ Contingent  
☐ Unliquidated  
☐ Disputed

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number**

**Do multiple creditors have an interest in the same property?**

- ☐ No  
☒ Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

**2.3 Jeff Miller**

Creditor's Name

**15 W. 6th St.  
Cincinnati, OH 45202**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number**

**Do multiple creditors have an interest in the same property?**

- ☐ No  
☒ Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

**Describe debtor's property that is subject to a lien**

**15 W. 6th St., Cincinnati, OH 45202**

**\$24,000.00**

**\$2,400,000.00**

**Describe the lien**

**Is the creditor an insider or related party?**

- ☒ No  
☐ Yes

**Is anyone else liable on this claim?**

- ☐ No  
☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

Check all that apply

- ☐ Contingent  
☐ Unliquidated  
☐ Disputed

**2.4 Madison Realty  
Investments, Inc.**

Creditor's Name

**J&C Bldg. - 3rd Fl.  
Tortola, BVI VG1110**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number**

**Do multiple creditors have an interest in the same property?**

**Describe debtor's property that is subject to a lien**

**15 W. 6th St., Cincinnati, OH 45202**

**\$5,375,915.00**

**\$2,400,000.00**

**Describe the lien**

**Is the creditor an insider or related party?**

- ☒ No  
☐ Yes

**Is anyone else liable on this claim?**

- ☐ No  
☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

Check all that apply

Debtor **Cincinnati 926 Hotel, LLC**

Case number (if know)

Name

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

☐ Contingent

☐ Unliquidated

☐ Disputed

**2.5 Ohio Bureau of Worker's Compensation**

Creditor's Name

**PO Box 89492  
Cleveland, OH 44101**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number**

**Do multiple creditors have an interest in the same property?**

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

**Describe debtor's property that is subject to a lien**

**15 W. 6th St., Cincinnati, OH 45202**

**\$4,928.63**

**\$2,400,000.00**

**Describe the lien**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

**2.6 Riverside Interiors Construction Corp.**

Creditor's Name

**88 Rock Hill Dr.  
Rock Hill, NY 12775**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number**

**Do multiple creditors have an interest in the same property?**

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

**Describe debtor's property that is subject to a lien**

**15 W. 6th St., Cincinnati, OH 45202**

**\$483,238.00**

**\$2,400,000.00**

**Describe the lien**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

**\$6,349,419.63**

**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Debtor **Cincinnati 926 Hotel, LLC**

Case number (if know) \_\_\_\_\_

Name

**Name and address**

**On which line in Part 1  
did you enter the  
related creditor?**

**Last 4 digits of  
account number  
for this entity**

**Lawrence C. Baron, Esq.  
230 E. 9th St., Ste. 4000  
Cincinnati, OH 45202**

**Line 2.2**

**Madison Realty Investments, Inc  
c/o Michael A. Garlasco, Esq.  
7 West 7th St., Ste 1400  
Cincinnati, OH 45202**

**Line 2.4**

**Stephen E. Imm, Esq.  
Katz, Greenberger & Norton, LLP  
105 E. 4th St., Ste. 400  
Cincinnati, OH 45202**

**Line 2.1**

**Fill in this information to identify the case:**

Debtor name **Cincinnati 926 Hotel, LLC**

United States Bankruptcy Court for the: **DISTRICT OF NEW JERSEY**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

**Official Form 206E/F**

**Schedule E/F: Creditors Who Have Unsecured Claims**

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with **PRIORITY** unsecured claims and Part 2 for creditors with **NONPRIORITY** unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims**

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☒ No. Go to Part 2.

☐ Yes. Go to line 2.

**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1	<b>Nonpriority creditor's name and mailing address</b> <b>A1 Sprinkler</b> <b>2383 Northpointe Dr.</b> <b>Anna, OH 45302</b>	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>\$6,515.00</b>
	Date or dates debt was incurred _____	<b>Basis for the claim:</b> _____
	Last 4 digits of account number _____	<b>Is the claim subject to offset?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.2	<b>Nonpriority creditor's name and mailing address</b> <b>Ameet Patil</b>	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>\$18,000.00</b>
	Date or dates debt was incurred _____	<b>Basis for the claim:</b> _____
	Last 4 digits of account number _____	<b>Is the claim subject to offset?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.3	<b>Nonpriority creditor's name and mailing address</b>	<b>As of the petition filing date, the claim is:</b> <b>\$19,548.07</b>

Debtor **Cincinnati 926 Hotel, LLC**

Case number (if known) \_\_\_\_\_

Name

**American Scaffolding, Inc.  
PO Box 58145  
Cincinnati, OH 45258**

*Check all that apply.*

- ☐ Contingent  
☐ Unliquidated  
☐ Disputed

**Basis for the claim:** \_\_\_\_\_

Date or dates debt was incurred \_\_\_\_\_

**Is the claim subject to offset?**

☒ No

Last 4 digits of account number \_\_\_\_\_

☐ Yes

3.4

**Nonpriority creditor's name and mailing address**

**AmQuip Crane Retail, LLC  
PO Box 782945  
Philadelphia, PA 19178**

**As of the petition filing date, the claim is:** \_\_\_\_\_

**Unknown**

*Check all that apply.*

- ☐ Contingent  
☐ Unliquidated  
☐ Disputed

**Basis for the claim:** \_\_\_\_\_

Date or dates debt was incurred \_\_\_\_\_

**Is the claim subject to offset?**

☒ No

Last 4 digits of account number \_\_\_\_\_

☐ Yes

3.5

**Nonpriority creditor's name and mailing address**

**Brian Friedberg**

**As of the petition filing date, the claim is:** \_\_\_\_\_

**\$55,125.00**

*Check all that apply.*

- ☐ Contingent  
☐ Unliquidated  
☐ Disputed

**Basis for the claim:** \_\_\_\_\_

Date or dates debt was incurred \_\_\_\_\_

**Is the claim subject to offset?**

☒ No

Last 4 digits of account number \_\_\_\_\_

☐ Yes

3.6

**Nonpriority creditor's name and mailing address**

**Chemtreat, Inc.**

**As of the petition filing date, the claim is:** \_\_\_\_\_

**\$1,403.82**

*Check all that apply.*

- ☐ Contingent  
☐ Unliquidated  
☐ Disputed

**Basis for the claim:** \_\_\_\_\_

Date or dates debt was incurred \_\_\_\_\_

**Is the claim subject to offset?**

☒ No

Last 4 digits of account number \_\_\_\_\_

☐ Yes

Debtor **Cincinnati 926 Hotel, LLC**

Case number (if known) \_\_\_\_\_

Name

3.7

Nonpriority creditor's name and mailing address

**Cincinnati Bell**  
**c/o Ciniti Preservation Assn**  
**15 W. 6th Fl. 1**  
**Cincinnati, OH 45202**

As of the petition filing date, the claim is:

**\$914.52**

*Check all that apply.*

- ☐ Contingent  
☐ Unliquidated  
☐ Disputed

Basis for the claim: \_\_\_\_\_

Date or dates debt was incurred \_\_\_\_\_

Is the claim subject to offset?

- ☒ No  
☐ Yes

Last 4 digits of account number \_\_\_\_\_

3.8

Nonpriority creditor's name and mailing address

**CoolCo**  
**5 Horizon Rd.**  
**Fort Lee, NJ 07024**

As of the petition filing date, the claim is:

**\$1,011,146.51**

*Check all that apply.*

- ☐ Contingent  
☐ Unliquidated  
☐ Disputed

Basis for the claim: \_\_\_\_\_

Date or dates debt was incurred \_\_\_\_\_

Is the claim subject to offset?

- ☒ No  
☐ Yes

Last 4 digits of account number \_\_\_\_\_

3.9

Nonpriority creditor's name and mailing address

**Credit Mediation, Inc.**  
**PO Box 456**  
**Upper Darby, PA 19082**

As of the petition filing date, the claim is:

**\$1,236.62**

*Check all that apply.*

- ☐ Contingent  
☐ Unliquidated  
☐ Disputed

Basis for the claim: \_\_\_\_\_

Date or dates debt was incurred \_\_\_\_\_

Is the claim subject to offset?

- ☒ No  
☐ Yes

Last 4 digits of account number \_\_\_\_\_

3.10

Nonpriority creditor's name and mailing address

**David Teska**

As of the petition filing date, the claim is:

**\$1,470.00**

*Check all that apply.*

- ☐ Contingent  
☐ Unliquidated  
☐ Disputed

Basis for the claim: \_\_\_\_\_

Date or dates debt was incurred \_\_\_\_\_

Is the claim subject to offset?

- ☒ No  
☐ Yes

Last 4 digits of account number \_\_\_\_\_

Debtor **Cincinnati 926 Hotel, LLC**

Case number (if known) \_\_\_\_\_

Name

3.11

Nonpriority creditor's name and mailing address

**Duke Energy**  
**526 S. Church St.**  
**Charlotte, NC 28202**

As of the petition filing date, the claim is:

**\$19,377.88**

*Check all that apply.*

- ☐ Contingent  
☐ Unliquidated  
☐ Disputed

Basis for the claim: \_\_\_\_\_

Date or dates debt was incurred \_\_\_\_\_

Is the claim subject to offset?

- ☒ No  
☐ Yes

Last 4 digits of account number \_\_\_\_\_

3.12

Nonpriority creditor's name and mailing address

**Greater Cincinnati Waterworks**  
**4747 Spring Grove Ave.**  
**Cincinnati, OH 45232**

As of the petition filing date, the claim is:

**\$5,473.25**

*Check all that apply.*

- ☐ Contingent  
☐ Unliquidated  
☐ Disputed

Basis for the claim: \_\_\_\_\_

Date or dates debt was incurred \_\_\_\_\_

Is the claim subject to offset?

- ☒ No  
☐ Yes

Last 4 digits of account number \_\_\_\_\_

3.13

Nonpriority creditor's name and mailing address

**Hopson & Associates, PC**  
**452 Rockford Pass S**  
**Marietta, GA 30064**

As of the petition filing date, the claim is:

**\$42,110.50**

*Check all that apply.*

- ☐ Contingent  
☐ Unliquidated  
☐ Disputed

Basis for the claim: \_\_\_\_\_

Date or dates debt was incurred \_\_\_\_\_

Is the claim subject to offset?

- ☒ No  
☐ Yes

Last 4 digits of account number \_\_\_\_\_

3.14

Nonpriority creditor's name and mailing address

**M&L Mechanical 23, Inc.**  
**2892 Jackson Pike**  
**Batavia, OH 45103**

As of the petition filing date, the claim is:

**\$303.50**

*Check all that apply.*

- ☐ Contingent  
☐ Unliquidated  
☐ Disputed

Basis for the claim: \_\_\_\_\_

Debtor **Cincinnati 926 Hotel, LLC**  
Name

Case number (if known)

Date or dates debt was incurred

Is the claim subject to offset?

☒ No

Last 4 digits of account number

☐ Yes

3.15

Nonpriority creditor's name and mailing address

**Ohio Dept. of Taxation  
PO Box 15675  
Columbus, OH 43216**

As of the petition filing date, the claim is:

**\$272.76**

*Check all that apply.*

☐ Contingent

☐ Unliquidated

☐ Disputed

Basis for the claim:

Date or dates debt was incurred

Is the claim subject to offset?

☒ No

Last 4 digits of account number

☐ Yes

3.16

Nonpriority creditor's name and mailing address

**Otis Elevator  
One Farm Springs  
Farmington, CT 06032**

As of the petition filing date, the claim is:

**\$9,363.00**

*Check all that apply.*

☐ Contingent

☐ Unliquidated

☐ Disputed

Basis for the claim:

Date or dates debt was incurred

Is the claim subject to offset?

☒ No

Last 4 digits of account number

☐ Yes

3.17

Nonpriority creditor's name and mailing address

**Road to Safety  
701 US 50 - Ste. D  
Milford, OH 45150**

As of the petition filing date, the claim is:

**\$2,400.00**

*Check all that apply.*

☐ Contingent

☐ Unliquidated

☐ Disputed

Basis for the claim:

Date or dates debt was incurred

Is the claim subject to offset?

☒ No

Last 4 digits of account number

☐ Yes

3.18

Nonpriority creditor's name and mailing address

**Rumpke Debris Containers  
10795 Hughes Road  
Attn: Bankruptcy  
Cincinnati, OH 45251**

As of the petition filing date, the claim is:

**\$14,557.00**

*Check all that apply.*

☐ Contingent

☐ Unliquidated

☐ Disputed



Debtor **Cincinnati 926 Hotel, LLC**  
Name

Case number (if known)

Basis for the claim:

Date or dates debt was incurred

Is the claim subject to offset?

☒ No

Last 4 digits of account number

☐ Yes

3.19

Nonpriority creditor's name and mailing address  
**Schaefer**  
**10411 Medallion Drive - Ste. 121**  
**Cincinnati, OH 45241**

As of the petition filing date, the claim is:

**\$1,372.00**

*Check all that apply.*

☐ Contingent

☐ Unliquidated

☐ Disputed

Basis for the claim:

Date or dates debt was incurred

Is the claim subject to offset?

☒ No

Last 4 digits of account number

☐ Yes

3.20

Nonpriority creditor's name and mailing address  
**Trainon, LLC**

As of the petition filing date, the claim is:

**Unknown**

*Check all that apply.*

☐ Contingent

☐ Unliquidated

☐ Disputed

Basis for the claim:

Date or dates debt was incurred

Is the claim subject to offset?

☒ No

Last 4 digits of account number

☐ Yes

3.21

Nonpriority creditor's name and mailing address  
**Ulmer Berne, LLP**  
**600 Vine St. Ste. 2800**  
**Cincinnati, OH 45202**

As of the petition filing date, the claim is:

**\$128,382.60**

*Check all that apply.*

☐ Contingent

☐ Unliquidated

☐ Disputed

Basis for the claim:

Date or dates debt was incurred

Is the claim subject to offset?

☒ No

Last 4 digits of account number

☐ Yes

**Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

Debtor **Cincinnati 926 Hotel, LLC**  
Name

Case number (if known)

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address

On which line in Part 1 or Part 2 is the related creditor (if any) listed?

Last 4 digits of account number, if any

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2

Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ 0.00
5b. +	\$ 1,338,972.03
5c.	\$ 1,338,972.03

**United States Bankruptcy Court  
District of New Jersey**

In re **Cincinnati 926 Hotel, LLC**

Debtor(s)

Case No.  
Chapter

**11**

**VERIFICATION OF CREDITOR MATRIX**

I, the Member of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **March 10, 2016**

**/s/ Alan G. Friedberg**

**Alan G. Friedberg/Member**  
Signer/Title

A1 Sprinkler  
2383 Northpointe Dr.  
Anna, OH 45302

Ameet Patil

American Scaffolding, Inc.  
PO Box 58145  
Cincinnati, OH 45258

AmQuip Crane Retail, LLC  
PO Box 782945  
Philadelphia, PA 19178

ATT&T Resource Management  
131 Morristown Road  
Basking Ridge, NJ 07920

Bedrock Hospitality, Inc.  
600 Vine St., Ste. 2800  
Cincinnati, OH 45202

Brian Friedberg

Chemtreat, Inc.

Cincinnati 926 Office, LLC  
600 Vine St., Ste. 2800  
Cincinnati, OH 45202

Cincinnati Bell  
c/o Ciniti Preservation Assn  
15 W. 6th Fl. 1  
Cincinnati, OH 45202

Cincinnati Holding Co., LLC  
c/o David S. Blessing  
119 E. Court St., Ste. 500  
Cincinnati, OH 45202

Cincinnati Temp. Labor, Inc.  
1109 Vine St.  
Cincinnati, OH 45202

Cincinnati Terrace Plaza Retail, LLC  
600 Vine St., Ste. 2800  
Cincinnati, OH 45202

City of Cincinnati  
c/o City Solicitor  
Cincinnati City Hall  
801 Plum St.  
Cincinnati, OH 45202

CoolCo  
5 Horizon Rd.  
Fort Lee, NJ 07024

Credit Mediation, Inc.  
PO Box 456  
Upper Darby, PA 19082

David Teska

Duke Energy  
526 S. Church St.  
Charlotte, NC 28202

Greater Cincinnati Waterworks  
4747 Spring Grove Ave.  
Cincinnati, OH 45232

Hamilton County Ohio Treasurer's Office  
County Administration Building  
138 E. Court St. - Room 402  
Cincinnati, OH 45202

Hopson & Associates, PC  
452 Rockford Pass S  
Marietta, GA 30064

Jeff Miller  
15 W. 6th St.  
Cincinnati, OH 45202

Joseph C. Neff, Esq.  
Assistant City Solicitor  
801 Plum St. - Room 214, City Hall  
Cincinnati, OH 45202

Kevin R. Feazell, Esq.  
Cors & Bassett, LLC  
537 E. Pete Rose Way, Ste. 400  
Cincinnati, OH 45202

Kostandinos Batsakes dba Batsakes  
1 W. 6th St.  
Cincinnati, OH 45202

Lawrence C. Baron, Esq.  
230 E. 9th St., Ste. 4000  
Cincinnati, OH 45202

M&L Mechanical 23, Inc.  
2892 Jackson Pike  
Batavia, OH 45103

Madison Realty Investments, Inc  
c/o Michael A. Garlasco, Esq.  
7 West 7th St., Ste 1400  
Cincinnati, OH 45202

Madison Realty Investments, Inc.  
J&C Bldg. - 3rd Fl.  
Tortola, BVI VG1110

No Choi dba H&D Beauty Supply  
28 W. 6th St.  
Cincinnati, OH 45202

Ohio Bureau of Worker's Compensation  
PO Box 89492  
Cleveland, OH 44101

Ohio Dept. of Taxation  
PO Box 15675  
Columbus, OH 43216

Oliveye Hotel Limited Partnership  
c/o National Registered Agent, Inc.  
1300 E. 9th St.  
Cleveland, OH 44114

Otis Elevator  
One Farm Springs  
Farmington, CT 06032

Prodigy Properties, LLC  
c/o Roetzel & Andress, LPA  
One SeaGate, Ste. 1700  
Toledo, OH 43604

Riverside Interiors Construction Corp.  
88 Rock Hill Dr.  
Rock Hill, NY 12775

Road to Safety  
701 US 50 - Ste. D  
Milford, OH 45150

Rumpke Debris Containers  
10795 Hughes Road  
Attn: Bankruptcy  
Cincinnati, OH 45251

Schaefer  
10411 Medallion Drive - Ste. 121  
Cincinnati, OH 45241

Sixth Street Cincinnati Assoc., LLC  
c/o Bumbergexcelsior Corporate Services  
555 5th Ave, 11th Fl.  
New York, NY 10017

State of Ohio  
c/o Ohio Attorney General  
30 East Broad St., 14th Fl.  
Columbus, OH 43215

State of Ohio Dept. of Job & Family Serv  
c/o Ohio Attorney General  
30 E. Broad St. 17th Fl.  
Columbus, OH 43215

Stephen E. Imm, Esq.  
Katz, Greenberger & Norton, LLP  
105 E. 4th St., Ste. 400  
Cincinnati, OH 45202

Terrace Condominium Association  
600 Vine St. Ste. 2800  
Cincinnati, OH 45202

Trainon, LLC  
600 Vine St., Ste. 400  
Cincinnati, OH 45202

Ulmer Berne, LLP  
600 Vine St. Ste. 2800  
Cincinnati, OH 45202

Vine Street News, Inc.  
c/o InCorp. Services, Inc.  
9435 Waterstone Blvd, Ste. 140  
Cincinnati, OH 45249